

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

G11/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

212/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$445,000	02-Aug-25
14/24 BURTON AVENUE CLAYTON VIC 3168	\$460,000	27-Aug-25
15/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$430,000	15-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 October 2025

Jimmy Zhou
M 0416039798
E jimmy.zhou@melcorp.com.au



212/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167 Sold Price **\$445,000** Sold Date **02-Aug-25**
Distance **0km**

2 1 1



14/24 BURTON AVENUE CLAYTON VIC 3168 Sold Price ^{RS}**\$460,000** Sold Date **27-Aug-25**
Distance **1.39km**

2 1 1



15/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169 Sold Price ^{RS}**\$430,000** Sold Date **15-Sep-25**
Distance **1.44km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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